

# Ocean View Manor Condominium Association, Inc.

## Minutes of the *Board of Directors* – September 21<sup>st</sup>. 2022

The regular meeting of the Board of Administration began at 11:00 a.m.

Jim Stanton opened the meeting with a prayer.

Board members present were – Jim Stanton, Bill Hopson, Chuck Hall, Terry Westwood, Dave Weston and newly appointed member Gerald Lawson, Mr. Lawson was appointed to fill the vacancy of retiring member Anna Benchcrowsky. Board member Amy Arndt was absent.

The board discussed and approved the appointment of Mr. Lawson.

Also present were Terry Baggett, *manager* and Barbara Alcaraz, *office manager*.

Reading of the Minutes of the previous meeting, July 20<sup>th</sup>. 2022 - Reading was waived and the minutes were approved.

Correspondence: There was no correspondence to consider at this time.

Financial Reports: The Operating Results for the Eight Months Ended August 31<sup>st</sup>. 2022 were presented and reviewed by Jim Stanton. Jim's report was approved, and a copy of the report is appended to the minutes.

Consideration of the preliminary/proposed Budget for 2023: Mr. Stanton presented and reviewed the preliminary budget to be considered for year 2023. Jim reported substantial reductions in the maintenance area (Labor, Building Maintenance and Contracted Services). However, the anticipated increased costs of Insurance and Utilities will cause an increase in Maintenance Fees of 3.83% for 2023. The board approved the proposed budget. The final budget will be presented at the November 16<sup>th</sup>. meeting for final approval.

Report of Maintenance Manager – Terry Baggett, submitted a written report which is appended herein. It was discussed and approved.

Report of Municipal Liaison (vacant position) There was no report as the position is vacant. The board is seeking a volunteer for this position.

The following reports were discussed and approved:

- Report of President Jim Stanton - Jim indicated that he had asked Jose Alcaraz to be the Treasurer, The board approved.
- Report of the Executive Board
- Report of the Landscaping Committee
- Report of the Recreation Committee

**Unfinished Business:** The discussion of the new state law (STR) was tabled at this time to be revisited in future meetings of Board. There were no significant other matters to be discussed.

**New Business:**

- David Weston commented on Terry Baggett's performance and reminded the board to make a performance review at the years end and make any salary adjustments that are appropriate at that time.
- Dave also discussed "short term rentals" that were permitted by Flagler Beach.

**Comments and Discussion by Unit Owners on Matters discussed:**

**Adjournment:**